

**771 North College Road – Twin Falls, Idaho Surplus Property**  
**State of Idaho Surplus Property Auction on: May 6, 2010**  
**at the Idaho Department of Labor's Magic Valley Local Office:**  
**420 Falls Avenue, Twin Falls, Idaho 83301 at 1:00 P.M.**

*Located in the City of Twin Falls primary retail/commercial area, adjacent to Blue Lakes Blvd on North College Road which leads directly to the College of Southern Idaho! Twin Falls is a community hub for N. Nevada and the south central Idaho region known as the Magic Valley.*



**PROPERTY DESCRIPTION**

Primary highway access is via Blue Lakes Blvd from Interstate 84 about 4.5 miles south to the site. This site is located about 5 minutes south of the Magic Valley Mall and just east of the College of Southern Idaho within the city of Twin Falls. The property is an improved 2 acre site with an office building containing 12,224 square feet of rentable area. There is 264 feet of primary street frontage to North College Road. Interest being disposed of is the leased fee reversionary interest in the property and the future interest in the building and improvements. The property will be sold as is.

Additional information on the property, auction date and location, and terms and conditions of sale is available on our website: [www.idl.idaho.gov/bureau/RealEstate/index\\_re.htm](http://www.idl.idaho.gov/bureau/RealEstate/index_re.htm)

**Disclaimer:** This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

This commercial office property is on 2.00 acres or 87,117 square feet with a building which contains 12,224 square feet of rental area. The property is improved with a one-level structure, which was constructed in 1996 and are 100% leased. The building is a Class C construction with masonry and metal and has a ribbed metal prefinished roof. The flooring is poured concrete slab. The building was designed using an open office concept with modular partitions and some private rooms for meetings and offices. The HVAC system is a gas fired roof-mounted unit. Site improvements include perimeter landscaping, and concrete sidewalks. The entire site is paved and marked with parking spaces which provide ample parking. The landscaped area has an underground sprinkler irrigation system.

<b><u>LEGAL DESCRIPTION:</u></b>	Located in Southeast quarter of the Northeast quarter of (SE1/4NE1/4), Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho Being: Lot 1, Block 4, Breckenridge Farms Phase V Subdivision
<b><u>SIZE:</u></b>	2.0 acres, more or less
<b><u>HIGHEST AND BEST USE:</u></b>	C-1, Commercial
<b><u>IMPROVEMENTS:</u></b>	12,224 square foot building
<b><u>UTILITIES:</u></b>	Water, Sewer, Gas, Power and Phone
<b><u>APPRAISED VALUE:</u></b>	\$ 450,000.00

An interested bidder must submit the \$22,500.00 earnest money deposit in the form of a bank-issued check, such as a cashier's check or certified check, in U. S. dollars, payable to the "State of Idaho, Department of Lands" at the time of auction in order to become a qualified bidder. The earnest money from the successful bidder will be considered earned and becomes non-refundable liquidated damages in the event of the purchaser's default. No bid of less than the appraised value will be accepted.

The successful bidder will be responsible for all cost of sale including appraisal, advertising, closing costs and title insurance premiums. The successful bidder will provide payment for appraisal and advertising costs at the close of the auction. Personal checks will be accepted for any amounts due over the original deposit to cover these incidental expenses. The closing date to be within forty-five (45) days, from the date of the auction of said parcel.

For additional information on qualifications for Bidders, earnest money deposit, property information, auction date and location, and terms and conditions of sale is available on our website: [www.idl.idaho.gov/bureau/RealEstate/index\\_re.htm](http://www.idl.idaho.gov/bureau/RealEstate/index_re.htm)

**Reservations:**

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights are normally reserved to the State of Idaho.

**No Warranty of Suitability, Environmental Cleanliness or Property Title:**

The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

**For More Information Please Contact:**

Idaho Department of Lands, P.O. Box 83720, 300 N. 6<sup>th</sup> St. Suite 103, Boise, Idaho 83720-0050,  
(208) 334-0200 Fax (208) 334-3698 [lmradminhelpdesk@idl.idaho.gov](mailto:lmradminhelpdesk@idl.idaho.gov)

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